

1 AN ACT relating to home inspections.

2 *Be it enacted by the General Assembly of the Commonwealth of Kentucky:*

3 ➔SECTION 1. A NEW SECTION OF KRS CHAPTER 367 IS CREATED TO
4 READ AS FOLLOWS:

5 *(1) Any home that has a valid offer of acceptance between a seller and a buyer shall*
6 *be inspected by a reputable certified third party home inspector prior to closing*
7 *the sale.*

8 *(2) The buyer and seller shall draw up a contract that identifies:*

9 *(a) An agreed-upon date the home inspection shall take place;*

10 *(b) The address of the home to be inspected;*

11 *(c) The name of a certified reputable third party home inspector who will be*
12 *responsible for the home inspection;*

13 *(d) The name of the agreed-upon party responsible for paying for the home*
14 *inspection; and*

15 *(e) The date upon which the buyer and seller sign the contract.*

16 *(3) The seller shall make available the home inspection report to all necessary parties*
17 *involved in the sale not less than two (2) weeks before closing.*